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103, 9802 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
32752


MLS ID:
A2268557

\$219,900



 **MORGAN MACLEAN**
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 Grassroots Realty Group Ltd.
 1-833-477-6687

 103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

Transaction Type For Sale	Title Fee Simple	Days On Market 84
Zoning CC	Subdivision Central Business District	Building Type Condo Complex
Year Built 1999	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9925072	Building Area (Sq. Ft.) 1566.00
Building Area (Sq. M.) 145.48	Lot Size (Sq. Ft.) 18567	Lot Size (Acres) 0.43
Construction Type Stone,Vinyl Siding	Roof Asphalt	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports None		

VACANT/IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be leased to a tenant to help offset your mortgage. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor© for further details or to schedule a viewing. ALSO FOR LEASE AT MLS A2268601.

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